



EDEN CROFT, W-S-M BS24 7EW

ASKING PRICE OF £144,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- MODERN FIRST FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN LIVING/DINING AREA
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CAR PORT & STORAGE
- NO ONWARD CHAIN

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Cooke & Co are delighted to offer for sale this WELL PRESENTED ONE BEDROOM APARTMENT - IDEAL FOR FIRST TIME BUYERS / PROFESSIONAL COUPLES, conveniently located in Weston Village within easy reach of commuter routes and numerous local amenities including shops, schools and transport links. The apartment boasts, secure entry, car port providing parking with storage

In brief, the apartment comprises of one bedroom, shower room, kitchen open plan living/dining room area.

ENTRANCE

Communal entrance with intercom entry system, door to communal hall and stairs to first floor. Door to

ENTRANCE HALL

Built-in cupboard, radiator, intercom entry phone.

LIVING/DINING ROOM

21' 3" x 10' 2" (6.48m x 3.1m) Reducing to 7'4". A dual aspect open plan living space with double glazed windows. 2 radiators. Square opening through to

KITCHEN

8' 0" x 6' 8" (2.44m x 2.03m) Fitted wall and base units with roll edge work surfaces, single sink unit with mixer tap over and tiled splash backs. Fitted electric oven and 4 ring gas hob with extractor hood over. Plumbing for washing machine and space for upright fridge/freezer

BEDROOM

10' 7" x 9' 3" (3.23m x 2.82m) Built-in cupboard house boiler. Radiator, double glazed window

SHOWER ROOM

Shower cubicle with mains shower, wash hand basin with vanity unit under, low level WC. Radiator, extractor fan, fully tiled walls.

OUTSIDE

Benefits from a carport, providing allocated and sheltered off road parking, measuring appx:21'3" x 10'4" , including a built-in storage cupboard.

TENURE

Leasehold. Term of 155 years from 1st June 2004. Ground rent is £50 per half year, £100 per annum Service charge is £74.87 per month. Council tax band is 'A'.

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Council Tax:

Band A

Local Authority:

North Somerset District Council

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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